

Applicant: Peter Geise – Sketch Plan Application Review
431 VT Route 15, Underhill, VT 05489

Date: June 4, 2007

AMP: Development Review Board

Board Members

Present: Scott Tobin (Chairman); Stan Hamlet, Peter Seybolt; Charlie Van Winkle (Acting Clerk)

Board Members Present but recused from Participation in the decision:

Matt Chapek; Chuck Brooks

Staff Present: Christine Murphy, Esq., Planning Director and Town Administrator

State Representatives Present: None.

Interested Parties:

Peter Geise - Applicant

Nick Nowland – McCain Consulting, Representing Applicant;

93 South Main Street, Waterbury, VT 05676

Bob Newman – Interested Party; 441 VT Route 15, Underhill VT 05489

Phone: 802-899-5595

Bob Peterson – Interested Party; 429 VT Route 15, Underhill, VT 05489

Phone: 802-899-4287

Joe Allaire – Interested Party; 11 Brook Bend, Underhill, VT 05489

Phone: 802-899-1440

Chuck Brooks¹ – Interested Party, 12 Brook Bend, Underhill, VT 05489

Cliff Hill – Interested Party, 483 VT Route 15, Underhill, VT 05489

Preliminary Plat/ Sketch Plan Hearing Overview: The hearing was warned a Preliminary Plat but the applicant was advised immediately prior to the hearing that wetlands identified by a consultant would affect the layout approved under sketch plan. The applicant wished to revise his presentation to the board.

Chairman Tobin opened the hearing by giving a summary of the Underhill Development Review Board, Rules of Procedure, outlining the definition of interested parties and giving the audience guidelines for presenting testimony to the board. No conflicts of interest or Ex-parte communication was declared by members of the board.

Order of testimony was

- Application overview by Nick Nowland and Peter Geise.
- Questions from the public

Nowland & Geise: Geise (Applicant) purchased the property formerly owned by Ken Mitchell senior and wants to propose a four-lot subdivision, if approved the action would combine land from two adjoining parcels and re-configuring them by subdivision into four new parcels. The applicant presented an application overview, same density as approved via sketch plan before the board but the

¹ Chuck Brooks recused himself from participating in the board decision on this matter as he is an interested party to the matter before the board

configuration was negated due to recently identified wetlands affecting the lot layout.

Applicant has proposed several options for lot layouts, including one option that would limit all access to the parcel from VT Farmhouse Road, to an option that would allow access from Brook Bend and VT Farmhouse road. An on-site community wastewater disposal system would accommodate wastewater from the existing apartment building located off Brook Bend and the new homes. Both new lots would contain two unit structures. The existing Ken Mitchell Jr home and the existing Emily Mitchell home would be served by their own wastewater disposal systems. All existing and new lots would be served by municipal water.

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Bob Newman: Testified that he had concerns about the subsurface location of the proposed septic system and wanted to know the setback from his property line. Testified that he didn't know the size or location of his system and was concerned about interference.

Joe Allaire: Cited concerns voiced at previous hearings regarding traffic. Indicated that an additional house and apartment using Brook Bend would significantly and adversely affect traffic. Testified the present situation is problematic when two vehicles traveling in different directions encounter each other on Brook Bend. Also cited the hedge row affects sight distances to the north/ east for a vehicle attempting to pull put onto Route 15. Favors the plan presented with all access off of VT Farmhouse Road.

Peter Giess: interjected during the Allaire testimony that he would be willing to "Pave most of the stretch" of Brook Bend

Charles Brooks: Testified before the board that he favors the plan with access off of VT Farmhouse Road and no Access off of Brook Bend. Indicated that an additional house and apartment using Brook Bend would significantly and adversely affect traffic. Testified the present situation is problematic when two vehicles traveling in different directions encounter each other on Brook Bend. Also cited the hedge row affects sight distances to the north/ east for a vehicle attempting to pull put onto Route 15. Also has a problem with the existing surface water drainage. Indicated that actions by the prior owner Ken Mitchell Sr. caused Brook Bend (the stream) to back up coming within close proximity to the spring that feed both his and Allaire's water source.

Peter Giess: interjected during the Brooks testimony that he would be willing to fix the prior stream alteration in a order to placate Allaire & Brooks.

Cliff Hill: testified before the board that he has concerns about the existing traffic on Route 15 the lack of sufficient sight distances to provide a minimum safe stopping area. Raised concerns regarding winter snow removal in this area of Brook Bend Road. Favors access of VT Farmhouse Road. Concerns about

the leach field serving the existing Roskhom (Apt Building on Vt 15 & Brook bend) building.

Bob Peterson: Was present at the hearing but did not offer the board any testimony

No Further Comment From the Public.

The board did not approve either layout A or B. Three members favored access of both Brook Bend and VT Farmhouse Road, One Member (Van Winkle) did not favor any access off Brook Bend at all.

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Motion by Stan Hamlet, and seconded to continue the hearing to Monday 6/18/07 at 7:00 for a site visit and 7:45 for a hearing at the town hall. Motion carries by unanimous vote.

Applicant: Dennis & Resa Williamson – Preliminary Plat Application Review
Irish Settlement Road, Underhill, VT 05489

Date: June 4, 2007

AMP: Development Review Board

Board Members

Present: Scott Tobin (Chairman); Stan Hamlet, Peter Seybolt; Charlie Van Winkle (Acting Clerk); Matt Chapek; Chuck Brooks

Staff Present: Christine Murphy, Esq., Planning Director and Town Administrator

State Representatives Present: None.

Interested Parties:

Dennis & Resa Williamson - Applicant

Justin Willis – Willis Design Associates, Representing Applicant;
Richmond, VT 056

Chairman Tobin opened the hearing by giving a summary of the Underhill Development Review Board, Rules of Procedure, outlining the definition of interested parties and giving the audience guidelines for presenting testimony to the board. No conflicts of interest or Ex-parte communication was declared by members of the board.

Order of testimony was

- Application overview by Justin Willis, Dennis and Resa Williamson.
- Questions/ testimony from the public.

Willis: Presented application overview. Final Survey indicated the area involved in the project is 27.9 acres, applicants are proposing a 3 lot subdivision comprising of an existing the land that the existing house occupies. Testified the existing home would be divided with 13.8 acres, lot 32 would consist of a new 4.0 acre lot, and lot 3 would comprise a 10.1 acre lot. All lots would be served by on-site wastewater disposal systems and drilled wells. The existing drilled well

serving lot #1 will be transferred to lot #2, and a new well will be drilled for lot number 1. A review of existing well yields in the vicinity of the proposed subdivision indicated that the reported drillers yields range from 6 to 50 gallons per minute.

Since Willis cannot certify the existing septic serving the 4 bedroom Williamson home is operating properly he has proposed a new replacement system.

Lot one and two would be served off an existing driveway, lot #3 would be served off a new driveway at the location indicated on the drawing.

Dennis Williamson: Testified that upon the construction of his home he ran his well too much and believes that he may caused the spring serving an adjacent property to go dry. Upon turning off his well the spring recovered, he cannot elaborate on the recovery rate, and only notes the displeasure a neighbor indicated to him regarding the well.

Non members from the public were present or offered written testimony.

Stan Hamlet: (DRB Member) indicated concerns with regard to the proposed driveway serving lot #3, with particular concern regarding the preservation of sight distances in areas that need to be cleared.

Christine Murphy: Indicated the Selectboard has jurisdiction over curb cuts and will require a driveway design.

Scott Tobin: Inquired if the board had enough information to make a decision on the matter of the Williamson Preliminary Plat Subdivision and move into deliberative session.

Chuck Brooks: Made a motion for the board to move into deliberative session.

Peter Seybolt: Seconded the motion.

Scott Tobin: Moved the board into deliberative session:

These minutes of the 05-07-07 meeting of the DRB were

{Accepted} {Amended as noted below and accepted}

This _____ day of _____, 2007

Chairperson Scott Tobin

***These minutes are subject to correction by the Underhill Developmental Review Board.
Changes, if any, will be recorded in the minutes of the meeting of the DRB.***